

**61/45 Elvire Street, Viveash, WA 6056**

**Professionals**

**Sold Unit**

Thursday, 24 August 2023

61/45 Elvire Street, Viveash, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 130 m2**

**Type: Unit**



Helen Colja

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**\$392,000**

Backing onto the the River plans, in a sought-after boutique Viveash suburb only walking distance to the Swan River , you will be impressed with this perfect lock up and leave villa with all the luxuries and perks you would expect in a holiday resort. With the Famous Swan Valley Wine Region at your doorstep along with Major Midland Shopping Precinct and easy access to The Airport This 2x1 plus study , one bathroom 2 toilets villa home is sure to impress. Very well maintained home situated in a pristine secure complex ,includes access to outdoor below ground pool and spa, gymnasium ,sauna, kids playground and BBQ facilities. Walking distance to La Salle College and Swan River for a bit of fishing or bike riding. If you are a FIFO worker, investor, first home buyer, down sizer or have busy lifestyle and just want unwind in your down time then this is definitely the home for you ! Features include are\* Tinted windows\* Spacious master semi ensuite with built in robe\* Bathroom with shower /toilet\* Lovely open plan living/meals area\* Very well equipped kitchen\* Out door patio area with artificial lawn and café blinds\* Ducted air-conditioning\* Generous minor bedroom and study/or 3rd room\* 1 Carport and 1 parking space\* Back yard backing onto reiver plans\* Store room and solar panels \* Ample visitors parking, secure gated complex with intercom system\* Strata fees approx \$851.75 Q\* Pool, Spa, Gym, Sauna BBQ and playground facilities\*\*Please note the property is currently tenanted till 22/12/2023 Call Helen 0411 1152 777 or email [helen@5starrealty.com.au](mailto:helen@5starrealty.com.au) to book a viewing Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent and the Agency and are expressly excluded from any contract.